

1 BILL NO. R-85-07- 20

2 DECLARATORY RESOLUTION NO. R- 95-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 E 140 Ft. EX E90Ft. B/W Maumee and
13 Fletcher OL 1 values included on
14 91-2730-0003;

15 said property more commonly known as 1830 Maumee Avenue, Fort
16 Wayne, Indiana 46803;

17 WHEREAS, recommendations have been received from the
18 Committee on Finance and the Department of Economic Development
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said
21 Resolution has been published in accordance with I.C. 5-3-2 and
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has
24 already been designated an allocation area under I.C. 36-7-14-39,
25 the Fort Wayne Redevelopment Commission has adopted a Resolution
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
28 THE CITY OF FORT WAYNE, INDIANA:

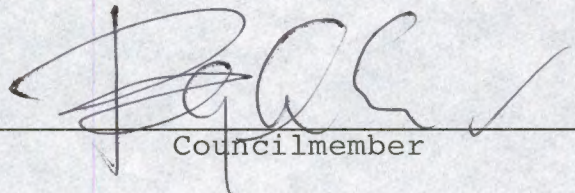
29 SECTION 1. That, the Resolution previously designating
30 the above described property an "Economic Revitalization Area" is
31 confirmed in all respects.

32 SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this

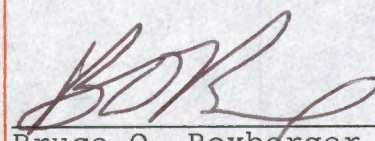
Page Two

Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by E. Stach,
seconded by Henry, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 13th day of
August, 19 85, at 7:40 o'clock P..M., E.S.

DATE: 7-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stach,
seconded by Henry, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u> </u>	<u> </u>	<u>2</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>

DATE: 8-13-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-95-85

on the 13th day of August, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of August, 19 85,
at the hour of 11:00 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August,
19 85, at the hour of 12:30 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1.-12.1. (Thomas G.
and Helen M. Bastress; 1830 Maumee Avenue)

EFFECT OF PASSAGE Improvements and upgrading of a building that is presently
vacant will not only greatly improve the quality of the neighborhood,
but will make the building available to many kinds of businesses, re-
sulting in the creation of new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$35,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Thomas G. Bastress & Helen M. Bastress
2. Owner(s) Thomas G. Bastress & Helen M. Bastress
3. Address of Owner(s) 8203 Ravinia Drive
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) (219) 489-4180
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same as above
7. Telephone number of Applicant () Same as above
8. Address of Property Seeking Designation 1830 Maumee Avenue
Fort Wayne, Indiana 46803
9. Legal Description of Property Proposed for Designation (may be attached) Attached.
10. Township Wayne
11. Taxing District 91

12. Current Zoning B 3 B
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Empty -- Abandoned laundramat
- b. What Structure(s) (if any) are on the property? Block building 115'9" X 19'6"
- b. What is the condition of this structure/these structures? Mechanicals all need extensive work.
15. Current Assessed Value of Real Estate \$2600.
- a. Land \$2600.
- b. Improvements \$5500.
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$616.22
17. Description of Proposed Improvements to the Real Estate Total electrical, plumbing, re-roofing, painting exterior, and installation of two overhead doors.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? July 30, 1985
- b. When is completion expected? December 31, 1986
19. Cost of Project (not including land costs) \$35,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Five

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

Automotive related services

c. Anticipated time frame for reaching employment level stated above?

January 1, 1987

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Laundromat was unable to sustain after twenty years because of
high crime rate. Ladies refused to work in the neighborhood
because of the danger of robbery and mugging.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

The improvements and upgrading of this building will not only
greatly improve the quality of the neighborhood, but will make
the building available to many kinds of businesses, resulting in added
jobs.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ XX NO

26. Financing on Project

What is the status of financing connected with this project?

All improvements will be paid for by owner. No financing
necessary. The improvements will be done during a two year
period.

I hereby certify that the information and representation on this Application are true and complete.

Thomas G. Bastress
Signature(s) of Owners

July 2, 1985

Date

Helen M. Bastress

July 2, 1985

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES RESIDENTIAL TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATES 'NON-RESIDENTIAL' REAL ESTATE.

KEEP THIS COPY FOR YOUR RECORDS

REAL ESTATE TAX AL SPRING FOR 1983 PAYABLE IN 1984 ALLEN COUNTY - STATE OF INDIANA TOWNSHIP OR CORP.				NET NUMBER 91-2730-0003		NET-RESIDENTIAL NET	
91 FT WAYNE - WAYNE				DELINQUENT NUMBER 009872 A		308.11	
LAND VALUE 2,600		IMPROVEMENTS 5,500		* EXEMPTIONS		NET ASSESSED VALUE 8,100	
ACTUAL TAX RATE 9.50980 9.50980		CREDIT RATES 22.00270 20.00270		GROSS TAX 385.00 385.15		LESS CREDIT 77.00 77.04	
* SEE REVERSE SIDE				PAYMENT AFTER MAY 10, 1984		MAKE CHECK PAYABLE TO: TREASURER - ALLEN COUNTY CITY-COUNTY BLDG. - ROOM 60 FORT WAYNE, INDIANA 46802	
DELINQUENT TAX AND PENALTY TOTAL				DISTRIBUTION OF NET TAX		FULL YR TAX 615.22	
COUNTY 45.23 SCHOOL 121.00 CITY 174.10 OTHER 177.72 TOTAL 309.11				NAME KEIM HELEN WINIFRED & DAVID 2433 NORTH WASHINGTON RD FORT WAYNE INDIANA 46804		PAY YEAR 1984	
THIS IS YOUR TOTAL AMOUNT TAX CREDIT FOR 1983 (SEE BACK SIDE FOR EXPLANATION)				E140 OF N94 EX E90 OF N80 FLETCHERS OL 1 INCLUDES VALUES FOR 9100901004		AMOUNT DUE THIS YEAR 308.11	

E 140 FT EX E 90 FT
 B/W MAUMEE & FLETCHER
 OL 1 VALUES INCLUDE
 ON 91-2730-0003

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-85-07-20

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1.-12.1. (Thomas G. and Helen M. Bastress; 1830 Maumee Avenue)

EFFECT OF PASSAGE Improvements and upgrading of a building that is presently vacant will not only greatly improve the quality of the neighborhood, but will make the building available to many kinds of businesses, resulting in the creation of new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$35,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

July 25, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of July 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-85-07-17 & R-85-07-18
Declaratory Resolution

Bill No. R-85-07-19 & R-85-08-20
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-07-19 AND R-85-07-20)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on July 23, 1985,
date
designating property at Thomas G. and Helen M. Bastress -
1830 Maumee Avenue, Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, One Main Street, City-County
Building, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines 3
Body number of lines 17
Tail number of lines 2
Total number of lines in notice 22

COMPUTATION OF CHARGES

22 lines, 1 columns wide equals 22 equivalent lines at .300¢ \$ 6.60
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.60

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date July 29 19 85

Drusilla Roose
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

7/29/85

Subscribed and sworn to me before this 29th day of July 19 85

Shelley R. LaRue Notary Public

My commission expires March 6, 1986

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTIONS NO. R-85-07-19 AND R-85-07-20)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 23, 1985, designating property at Thomas G. and Helen M. Bastress-1830 Maumee Avenue, Fort Wayne, IN an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

7/29

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

3

Body number of lines

17

Tail number of lines

2

Total number of lines in notice

22

COMPUTATION OF CHARGES

22 lines, 1 columns wide equals 22 equivalent lines at .300¢ \$ 6.60
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra

1.00

TOTAL AMOUNT OF CLAIM

\$ 7.60

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 pointNumber of insertions 1Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla RoseDate July 29 19 85Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERKNEWS-SENTINELDAILYa DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANAin state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:7/29/85Subscribed and sworn to me before this 29th day of July 19 85Shelley R. LaRue
Notary PublicMy commission expires March 6, 1986

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTIONS NO. R-85-07-19 AND R-85-07-20)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 23, 1985, designating property at Thomas G. and Helen M. Bastress-1830 Maumee Avenue, Fort Wayne, IN an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

7/29



The City of Fort Wayne

August 5, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Thomas & Helen Bastress

Dear Mr. Eisbart:

On July 2, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 1830 Maumee Avenue as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on August 1, 1985. A formal review of the site and an interview with Helen Bastress was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
August 5, 1985
Page 2

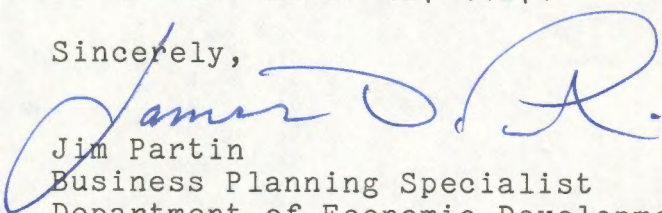
Rationale

The above stated recommendation is based upon the following rationale:

- 1) Age Obsolescence
- 2) Preservation of Historic Structures
- 3) Rehabilitation of Deteriorated Structures
- 4) Increase in Employment (30 Jobs)

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del

BILL NO. R-85-07-20

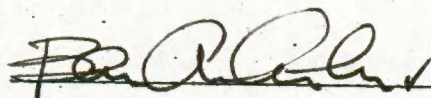
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

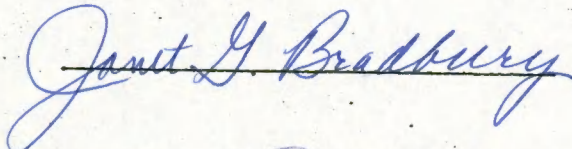
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

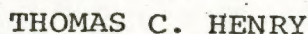


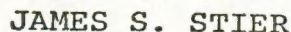
BEN A. EISBART
CHAIRMAN



JANET G. BRADBURY
VICE CHAIRWOMAN


SAMUEL J. TALARICO


THOMAS C. HENRY


JAMES S. STIER

CONCURRED IN 8-13-85

SANDRA E. KENNEDY
CITY CLERK